

**RESIDENTIAL PROPERTY RECORD CARD****CITY OF SPRINGFIELD****Situs: 197 MERRIMAC AV****Map ID: 085700067**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

**Current Owner**

VALENTIN ISABEL

197 MERRIMAC AVE

SPRINGFIELD

MA 01104

**General Information**

Living Units 1

Neighborhood 104

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	8,103			29,000
Total Acres: 0.1860				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Assessment Information**

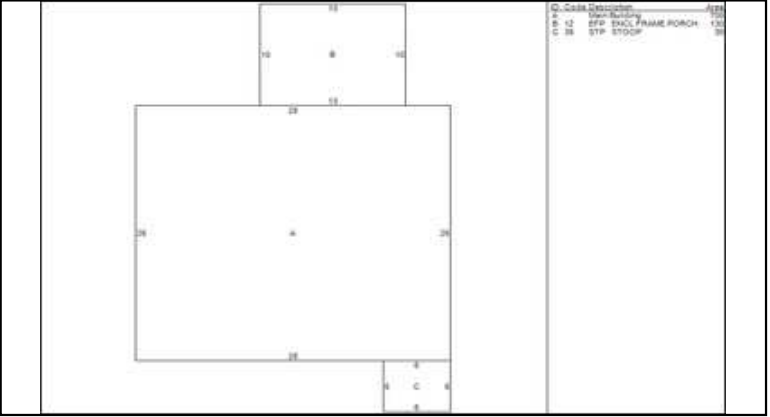
	Assessed	Appraised	Cost	Income	Market
Land	27,500	27,500	27,500	0	27,500
Building	72,400	83,100	77,500	0	83,100
Total	99,900	110,600	105,000	0	110,600

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2005-07-01	120,000	LAND + BLDG	15142/0581	VALENTIN ISABEL	VOLLRATH MATTHEW
2002-10-11	65,000	LAND + BLDG	12634/0081	VOLLRATH MATTHEW	MEADOWS DEBRA L EXEC

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<b>Dwelling Information</b>			
Style	CAPE	Year Built	1951
Story height	1.00	Eff Year Built	0
Attic	FULL FINISH	Ground Floor	700
		Area	
Exterior Walls	BRICK	Amenities	
Masonry Trim		Total Living	980
		Area	
Color	NATURAL		
<b>Basement</b>			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
<b>Heating &amp; Cooling</b>		<b>Fireplaces</b>	
Heat Type	BASIC	Stacks	0
Fuel Type	OIL	Openings	0
System Type	WARM AIR	Pre-Fab	0
<b>Room Detail</b>			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
<b>Adjustments</b>			
Int vs Ext	SAME	Unfinished	0
		Area	
Cathedral		Unheated	
Ceiling			
<b>Grade &amp; Depreciation</b>			
Grade	C+	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	